

APPENDIX A

SPECIFICATIONS FOR RESIDENTIAL UNATTACHED STRUCTURES.

The specifications listed below shall apply to residential accessory structures, one story in height and less than 750 square feet in area:

1. Foundations:

Such buildings shall be built upon a concrete slab containing a 12" thickened slab for the first 8" in around the perimeter of the slab. The thickened slab and floor slab shall contain acceptable wire mesh (minimum 6 x 6 - # 10 W.W.M.) or fiber mesh. If wire mesh or fiber mesh is not used, the minimum foundation requirement shall be 18" below finish grade, a minimum of 8" wide and poured with the slab **or**

Such buildings shall be built of pole type construction with poles extending down a minimum of 4 feet below finished grade.

2. One half inch anchor bolts shall be provided, spaced not to exceed six feet on center, installed within twelve inches of corners, and embedded not less than seven inches into concrete or masonry.
3. In an accessory structure built upon a concrete slab, framing members in contact with the slab shall be made of pressure treated lumber. The bottom of the framing member shall be a minimum of four inches above finish grade.
4. Studding in exterior walls shall be a minimum of 2 x 4's at 24" on center with doubled top plates. Each wall shall be braced equivalent to at least one piece of 1"x 4" continuous, let into the studs.
5. All rafters, collar ties, ridge boards, etc. shall be installed in accordance with the design tables and criteria as listed in the Residential Code of Ohio, 2004 edition.
6. In accessory structures with no attic storage design, a minimum of 2"x 6" rafter ties spaced at 4' on center shall be permitted to be installed over the top plates of exterior walls.
7. The header over a doorway in a gable end condition shall be equivalent in strength to doubled 2"x 6"s on edge for a span up to 10 feet in length. Where the doorway is in a bearing wall, the header shall be equivalent to doubled 2"x 12"s for a span up to 12 feet in length. Openings greater than 12' in a bearing wall condition shall meet the requirements found in the design tables located in the Residential Code of Ohio or shall be engineered by a design professional.

8. Interior walls and ceiling of an unattached accessory structure may be left unfinished. Interior walls and ceiling of an attached accessory structure may be left unfinished where not in conflict with other provisions of this Code.

The specifications listed below shall apply to residential accessory structures which are one story in height and greater than or equal to 750 square feet:

1. Such structure shall be built upon a concrete slab containing acceptable reinforcing and shall be provided with a foundation extending at least 36 inches below finished grade around the entire perimeter with a width design based upon soil bearing capacity and structural design loads, but in no case, less than 6 inches **or**
2. Such structure shall be built of pole type construction with poles extending down a minimum of 4 feet below finished grade.

